



RESIDENTIAL WINDOW REPLACEMENT

The following is the City of Sunnyvale's policy regarding residential window replacements.

Building Permits Not Required:

If only the window pane is replaced and the existing manufactured window frame remains unchanged, a building permit shall not be required.

Building Permits Required:

For all other cases, when there are any changes to the window frame, location, size, header, or changes to the height or width of the window opening, a building permit is required. To obtain a window replacement permit at the One-Stop Permit Center, three sets of the plans including the following information shall be submitted to the Building Division:

- Detailed floor plan including the use and size of each room and the size and location of each existing window and proposed new window. If applicable, show any pool or spa location on the site plan.
- Egress – See reverse side of this handout for detailed information. (2001 CBC 310.4)
- Safety Glazing – See reverse side of this handout for detailed information. (2001 CBC 2406)
- Light and Ventilation - See reverse side of this handout for detailed information. (2001 CBC 1203.2 and 1203.3)
- Dual Glazing with a maximum U-factor of 0.67 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.40. (California Title 24 Energy Standards)
- Installed in accordance with the manufacturer's requirements (including new flashing).
- Smoke detectors to be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. (2001 CBC 310.9.1.2)

Inspections Required

Two inspections are required: a rough frame and a final. The rough frame shall be scheduled when the new window is stalled and before the exterior covering (stucco or siding) is added. The final inspection shall be scheduled when all of the work is complete.

If you have any questions, please call the City of Sunnyvale Building Division at (408) 730-7444. Information is also available on the Building Division web site at: www.sunnyvalebuilding.com.

City of Sunnyvale

Residential Window Replacement General Notes

1. Windows replaced in bedrooms shall meet the following egress requirement (2001 CBC 310.4):
 - Minimum 20" clear width when open
 - Minimum 24" clear height when open
 - Minimum 5.7 square feet of openable area
 - Maximum sill height of 44" from the finished floor
2. Tempered glazing shall be installed in the following locations (2001 CBC 2406):
 - Within a two foot arc of either the edge of a door and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
 - Glazing in wall enclosing stairway landings or within five feet of the bottom and top of stairways where the bottom edge of the glazing is less than 60 inches above the walking surface.
 - Glazing within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
 - Any glazing meeting all the following conditions:
 - Exposed area of an individual pane greater than nine square feet
 - Exposed bottom edge is less than 18 inches above the finished floor
 - Exposed top edge is greater than 36 inches above the finished floor
 - Where a walking surface is within 36 inches horizontally of the glazing
3. Each habitable room (excludes kitchens, hallways, bathrooms, and laundry rooms) is required to have natural light (windows or skylights) sized to a minimum of 1/10 the floor area of the room and ventilation (openable portion of window or skylight) sized to a minimum of 1/20 the floor area. (For example, a 100 square foot habitable room is required to have a minimum of 10 square feet of natural light and 5 square feet of ventilation.) (2001 CBC 1203)
4. Smoke detectors to be provided in all sleeping rooms and adjacent hallways, multi-levels, and basements. (2001 CBC 310.9.1.2)
5. All new or replaced windows and skylights shall have a maximum U-factor of 0.67 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.40. (California Title 24 Energy Standards)